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# MONTANA REAL ESTATE

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Volume 5, Issue 2

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## FROM THE CHAIRMAN

*By John Beagle*

### PAT ON YOUR BACK

As I reflect back over the last several articles I have written for this newsletter it seems to me that most of what I have discussed have been boring topics such as rule changes and the interior workings of the board. This time I hope to make the article a little more “light” and a little more “subjective”. For those of you who don’t know me personally, I am, by nature, an easy going guy with over 20 years of dealing with both buyers and sellers and also with the demands of owning and managing a small business. This job isn’t always easy.

I recall when I first started in this business there was just a one page listing contract and a one page buy-sell contract. That’s all. I have, on many occasions, pointed this fact out to buyers and sellers as they are huddled around the present seven-page purchase and sale contract that I use

*Continued on page 7*

## INSIDE THIS ISSUE

- 3** Who’s responsible for knowing where the salespeople are?
- 4** Educational Odds and Ends
- 5** Complaint Screening Committee
- 6** New York Judge brings clarity to Megan’s Law
- 8** Unlicensed Personal Assistant Guidelines
- 9** Reciprocal List Growing

## LEAD BASE PAINT LITIGATION SHOULD SPARE BROKERS

For the next few years, real estate brokers can expect to hear more and more about lead-based paint litigation, but they should be safe as long as they keep sales associates focused on meeting the EPA’s disclosure requirements, according to expert attorneys.

Earlier this month the state of Rhode Island became the first in the nation to file lawsuits against some of the country’s oldest and best-known paint manufacturers, contending they are liable for poisoning tens of thousands of the state’s children. The public action followed a private lawsuit filed earlier this year in Baltimore against apartment building owners.

While the legal actions are worth watching, say real estate lawyers, they nevertheless should not directly impact brokerage companies – if in the past the companies have sold homes that contain lead-base paint.

Rhode Island administrator of real estate Valerie Voccio said she did not anticipate any real estate brokers becoming secondary targets of the Attorney General’s litigation. Other lawyers also doubt brokers or agents will be targets.

“Real Estate brokers didn’t manufacture the paint, they weren’t involved in the marketing of the paint, and they didn’t put it on the walls,” says Chicago lawyer Bob Butters, one of the nation’s top real estate litigators. “As long as agents make the proper disclosures that area mandated by the government, they should not have liability.”

*Continued on page 2*

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The views expressed in the reprinted articles are those of the author and not necessarily those of the Board and are intended as informational only.

*Lead base paint*

*Continued from page 1*

He quickly adds, however, "But if the broker or agent does have specific knowledge that the house has lead-based paint – if it's been tested or the seller tells him – he needs to disclose what he knows. It's no different than if a house is near a toxic waste site. If he knows the subdivision is next to a landfill, he has to tell what he knows.

NAR attorney Ralph Holmen notes that, while it is hard to predict what judges and juries will do, there is little to suggest culpability would reach all the way to the real estate broker.

"There are precious few cases where the real estate agent is named in his capacity as an agent of the seller," Holmen said. "If the owner has no reason to know a house contains lead-based paint, then there isn't liability.

"In fact, theoretically if (Rhode Island and other states) are successful in compelling the cleanup of buildings, that might help Realtors just by getting rid of the stuff. Of course, that's a long way down the road."

What begs the issue is the paint

manufacturers also believe they should not be part of any litigation, arguing that they stopped adding lead to paint in the 1950's – long before the government banned it in 1978. And, they don't understand why they are being penalized now for something that was perfectly legal for most of the century. In part, of course, what encourages the action is the \$206 billion settlement of a tobacco lawsuit brought by attorneys general last year. If tobacco companies can be made liable for the side effect (cancer) of a legal substance (cigarettes), why shouldn't manufacturers of lead-base paint also be held liable for the harm their products do? The attorney general's case maintains that if the poisoning happens today, what does it matter when the paint was put on the walls?

In theory, real estate brokers could be swept into the litigation if only because they are in the chain of those responsible for putting families into homes.

More directly, however, for the past few years, real estate agents have been involved in the lead-based paint issue because the EPA has mandated that persons buying homes built prior to 1978 must be provided an EPA pamphlet discussing the problems of lead-based paint. Also, buyers of such homes are permitted an opportunity to test for the presence of the paint.

The Lawsuits that have gone forward so far against real estate agents predominantly involve failure to make the EPA-required disclosures.

Reprinted with permission from Agency Law Quarterly – Real Estate Intelligence Report, Fall, 1999.

## RANDOM AUDIT?

The random audit for continuing education is underway. We have gotten phone calls asking how the licensees are selected for the audit. The computer randomly selects the licensees to be audited, without any human input. Yes, you could be audited every year, or you might go many years before being selected. It is not based on your last name, your license number or if you were audited last year. IT IS A RANDOM AUDIT.

# Who's responsible for knowing where the salespeople are?

One of the many problems the Board faces is caused when licensees do not receive notices, affidavits, renewals and other types of important correspondence. The most current address the Board has for active salespeople is their broker's office. If the salesperson has decided to work part time, and doesn't keep the broker informed of their current address, or if the salesperson hasn't followed the process for placing their license on inactive status, the salesperson won't receive important mail sent by the Board. It's amazing how many times salespeople say they never received their mail, because their broker never forwarded it to them. Of course, brokers say they never had a forwarding address, and the finger pointing goes back and forth. But it appears the rules clearly make the broker responsible for their salesperson's performance as a licensee, and keeping the broker, and the Board, informed of their current address could be considered part of that performance.

The rules don't say the broker is responsible for having the forwarding addresses of their salespeople, but it does say, "The broker owner or managing broker is responsible for the salesperson under his or her supervision for the salesperson's performance as a real estate licensee." (8.58.423(6), ARM) If the salesperson doesn't keep the Board informed of their current address, are they performing" as they should be as a real estate licensee? It can be suggested they aren't, and if not, the broker appears to be responsible for this "poor" performance as a licensee.

With this line of thinking couldn't the broker also be responsible for assuring their salespeople complete necessary continuing education? Complete and return the continuing education affidavit on time? Complete and return their license renewal on time? Where does broker responsibility for a salesperson's performance as a real estate licensee end? There doesn't appear to be a firm answer, but if a salesperson's performance is unsatisfactory, it would seem the broker could be held responsible.

## WHAT CAN A BROKER DO IF A SALESPERSON WANTS TO WORK PART TIME?

It would seem the most important question a broker needs to answer is, "What can be done so I can still perform my responsibilities as a broker, and reduce any liability I may have for the salesperson activities?"

If the salesperson wants to take another job, and rarely come into the office, there are only two clear choices:

A. Terminate the salesperson's association with the office, and follow that portion of 37-51-309(2), MCA, which says, "On termination of a salesperson's association or contractual relationship, he shall surrender his license and pocket card to his broker owner who shall return them to the department for cancellation."

B. If the salesperson wants to keep their license, have them comply with 8.58.412, ARM, which explains the process for putting their license on inactive status. It would be wise for the Broker to pull out a copy of the rule, give it to the salesperson, and assure the salesperson understands their responsibilities, such as getting continuing education.

If the salesperson wants to keep their license hanging in the office so they can occasionally work on a real estate transaction, then the broker needs to make firm rules that would at least require the following:

1. Keep the broker informed of the salesperson's current address.
2. Visit the broker on a regular (weekly?) basis to attend "on-going" training.
3. Keep the broker informed of any and all real estate transactions the salesperson is involved in.
4. Immediately bring any listing agreements to the broker.
5. Immediately bring any earnest money, and purchase and sales agreements to the broker, and all documents and notes concerning the closing must be kept in the office transaction file.

*Continued on page 4*

# EDUCATIONAL ODDS AND ENDS

By Mike Meredith

## AUDIT

As at least seven hundred licensees know, our audit of 1999 education has begun. Those identified for the audit have been selected at random by computer. To determine who will be audited, we ask the department's computer people to get us a list of licensees that represents fifteen percent of those licensed in Montana and they send us a computer generated list of license numbers and addresses. There is nothing that licensees do that would identify them for auditing. Since the list is totally random, some licensees who were audited last year will again be selected. Thanks to all of you who have already sent in your certificates.

## DISTANCE EDUCATION

At the March meeting of the Board's Education Committee, we once again approved several distance education classes. The classes and providers can be accessed through the ARELLO web site at [www.ARELLO.org](http://www.ARELLO.org). Most of the classes are computer based with the provider sending the student a 3.5 floppy disk to use in taking the class. Again, I would caution licensees taking the computer based courses to check with us to be certain that the course has been approved by the Education Committee for continuing education credit in Montana. Many of the providers have some, but not all, of their courses Montana approved. However, upon accessing the provider's website it appears as if all of their courses have been approved for use by Montana licensees. To be certain please call us.

## NEW COURSES

Looking to the future, the Board of Realty Regulation will be hosting a course development workshop for real estate instructors in Helena on May 25. The workshop will focus on course development and instructional techniques. Diane Simpson, a former president of the Real Estate Educators Association and a nationally recognized

teacher of teachers, will facilitate the workshop. We hope that many of our Montana instructors will participate in this workshop which will be the first real estate educators' instructional development workshop ever held in Montana.

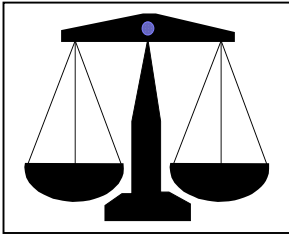
On September 21 and 22 in Missoula and on October 11 and 12 in Billings, a Board sponsored course for new licensees will be conducted. The course will feature an attorney, a licensee, title company representatives and lenders in a panel presentation that will address issues of concern for licensees who have received their initial license since January 1, 2000. Although those licensees who have just received their initial license are not required to earn continuing education hours during their first year of license, six hours of continuing education will be offered that can be carried forward for the next year. It is our hope that this course will prove to be of great benefit to new licensees and their brokers. The course has been designed with the assistance of many people including licensees Rick Ahmann of Helena, Mark Macek of Great Falls, Valerie Morger of Fort Benton, attorney Zane Sullivan of Missoula, title company representative Rita Gowen of Helena, lender representative Linda Cockhill of Helena and real estate educators Bob Connoles and Jack Morton. Primary direction for the task force which designed the course came from the Education Task Force Chairperson Vicky Hammond of Missoula and Board Education Committee Chairperson Laura Odegaard of Billings. Our sincere thanks to all who assisted with this project.

*Supervision requirements*

*Continued from page 3*

file.

The requirements for supervision of salespeople falls on the shoulders of the broker, regardless of whether the salesperson is full time, or part time, and it's up to the broker to assure the actions of salespeople do not open the broker to any additional liability.



## COMPLAINT SCREENING COMMITTEE

*By Terry Hilgendorf*

The Committee reviewed fourteen complaints and one investigation at the December and January meetings. Eleven of the complaints were dismissed, one was tabled, and two were sent for investigation.

### Dismissed Complaint Highlights:

There was a complaint that a licensee had not paid for a survey. The complaint was dismissed because the Board has no jurisdiction over whether our licensees pay their bills. In another complaint, the licensee would not release a seller from a listing contract, and again the Board had no jurisdiction. In another complaint, the licensee was accused of failing to disclose to a buyer problems surrounding the septic tank and drain field. The buyer was in a hurry to move into the property and closed the transaction before the sanitary restrictions had been lifted by the Department of Environmental Quality. It took a long time for the restrictions to be lifted, so the buyer experienced additional costs and blamed the licensee. It was apparent from the documentation, the licensee had made proper disclosure and the buyer had been well informed of the situation. The complaint was dismissed. This next complaint involved a buyer who purchased rural property on a contract for deed, and when he could not get access, accused the licensee of failing to disclose pertinent data concerning the access. The licensee had good documentation showing the buyer was aware of the problems with access, and a copy of the contract for deed clearly stated: "The Purchaser acknowledges that he is aware that at this time there is no legal access to the above real property." The complaint was dismissed. In both of the last complaints, good paper work provided the proof necessary for the Committee to dismiss the complaints.

### Tabled Complaint:

The licensee wanted to have his license canceled and a refund of \$180.00, for the unused portion of his four-year renewal fee. The Board is not allowed to make refunds and denied his request. The licensee had not completed continuing education and refused to return his wall license to the Board office when requested. The Committee moved to table the complaint and have the Board auditor conduct an audit and ensure that the licensee is no longer practicing real estate

### Complaints Sent For Investigation:

The first complaint sent for investigation involved a buyer who accused the licensee, among other things, of failing to verify who the legal owner of the property was and of forgery of the sellers' signature. The licensee admitted in their response, that they had only verbal authorization to sign the counter offer on behalf of the seller, which is an apparent violation of ARM 8.58.419(3)(g) and also admitted they were unaware that who they thought was the owner of the property, was not the sole owner, which is an apparent violation of ARM 8.58.419(3)(e). The Committee moved to investigate, **and to further interview the licensee's supervising broker to determine what type of supervision and training is being provided by the broker.** The second complaint involved a seller who was presented with a new contract at the closing table, without the opportunity to have it reviewed by legal counsel. The new contract placed them in a second lien position instead of a first lien position, and upon default by the buyers the sellers had to incur large financial expenses to recover their property. The seller accused the licensee of not acting in their best interest. The Committee moved to investigate the issues involving agency

*Continued on page 9*

# New York judge brings clarity to Megan's Law

A new Megan's Law ruling by a lower court judge in New York is giving comfort to home sellers and listing agents who are loathe to disclose the proximity of pedophiles in the neighborhood, but also has become a hard lesson in the need for buyers to be represented by their own agent.

Earlier this month Nassau County Supreme Court Justice Bruce Alpert ruled that home sellers and their agents are not required to affirmatively disclose the presence of a child molester in the neighborhood, but must answer honestly if asked a direct question.

The decision came in a lawsuit by home buyers Neil and Kerry Glazer against home sellers Amedeo, Joanna and Carmela Lopreste and real estate agents Barbara Mazzitelli, Davidine LeBoyer and Natalya Skvirsky.

According to Dean Holzmman, attorney for the Glazers, the couple purchased the \$233,000 middle-class home in 1998 after touring it with the listing agent.

Kerry Glazer was about eight months pregnant at the time, and mentioned to the agents that tests had shown the baby would be a girl. The agents reportedly assured her "this will be a great neighborhood to bring up your little girl."

In fact, a convicted child molester lived directly across the street. The arrest and conviction of the molester had been in the local newspaper several times in the past year and his presence reportedly was well known in the neighborhood.

Judge Alpert dismissed the case in summary judgment – ruling that even if all the claims by the Glazers were true, there still was no violation of New York law. He said that New York was a "caveat emptor" state and that the sellers and their agents had no duty to disclose the presence of the molester, although they could not lie if asked.

Since there was no testimony taken in the case, it is not known whether the real estate agents were aware of the proximity of the child molester.

Holzmman said he plans to appeal the case.

"If you have a pregnant woman standing there asking if it's a good neighborhood to live in, at the very least don't the agents have an obligation to turn to the seller and ask, 'Is this a good neighborhood to live in?' before answering her," Holzmman said.

Although all three agent contend they owed no fiduciary duty to the buyers, Holzmman said, "with three agents involved in the transaction, I'm not willing to concede there was no buyer's agent there."

Other legal observers noted, however, that the lack of an agency contract between the buyers and any of the agents could hamper the Glazers' ability to recover damages.

The New York version of Megan's Law requires sex offenders to register with the state, and such information is available from local police.

Attorney Mike Ciaffa, who represented the real estate agents, applauded the ruling, saying "Any other ruling would have brought chaos to the real estate market." He said the agents had concealed nothing in the transaction.

"From the real estate perspective it's a simple application of a long-settled rule," Ciaffa said. "When a broker represents a seller, the duty is not to lie to the buyer. In this case there was no misstatement of fact. The real estate agent cannot be sued."

Ciaffa said his clients did not know of the presence of the pedophile across the street and had no easy way to find out if the seller did not tell them.

The Glazers did not find out about the person living across the street until after they moved in.

(Glazer v Lopreste, Index No 8239/00)

Reprinted with permission from Agency Law Quarterly – Real Estate Intelligence Report – January, 2000

Editors Note: Megan's law disclosures in Montana are required on the sale of all types of property, not just residential.



today. Back in the “good old days” there were no concerns about agency law. We all worked for the sellers and everyone knew where they stood in that area. There were no radon disclosures. I don’t even think that the word “radon” had been invented back then, let alone the consequences. Lead based paint was a vaguely familiar term but it certainly didn’t apply to Montana, only the large housing projects in the inner-cities. Megan’s Law, of course, didn’t exist because Megan didn’t. Noxious weeds were just that - noxious weeds. So what. In those days a weed was a weed.

Continuing education was not a requirement and there were hardly any educational courses offered in the State of Montana. I took and passed the broker’s exam but one of my competitors in town had been “grandfathered” as a broker. He went straight from a salesperson to a broker just because he wanted to be a broker. When I first started in business one of the old brokers in town brought me over a buy-sell and warranty deed, all on the same one-page form. This is what got recorded. I haven’t seen one of those things since.

Have I dated myself yet? I guess what I am trying to say is that if any business can talk about the immense amount of change in their industry, it would be the real estate business. It has been challenging for me as a licensee, and as a broker/owner, to keep pace with all of these changes. Sometimes I have a tendency to forget about individualities while I am conducting BRR business. It’s easy to think that what’s good for one is good for all. That assumption is wrong and that assumption usually causes some hard feelings. For that I apologize. It is not always an easy job being on the board but it is one that I enjoy very much as I really feel that I can make a difference.

I take my hat off to each and every one of you. This is indeed a changing world and change is happening at a frightening pace. In my opinion there are no more honest and harder working people than you, the licensees. You are the ones who are responsible for the fulfillment of the “American Dream” You have helped put

thousands of people into new homes. You have helped new home-buyers work through the tedious task of financing procedures. You are the individuals that have sold farms and ranches to the people who are the core of this country’s greatness - American Agricultural. You are the people who have helped inspiring men and women pursue their life-long ambition of owning their own business. You are the people directly responsible for the genuine happiness of many thousands.

All of this is being accomplished while adapting to a tremendous amount of change in our profession. It is not an easy job to be a real estate licensee and/or a broker-owner today and I am constantly amazed (although I shouldn’t be) at the exceptionally high caliber of individuals in this business. As you are aware we are now dealing with multiple-page contracts, agency laws, educational requirements, numerous rule changes, radon, lead based paint, changing subdivision requirements, new financing rules and procedures along with numerous new financing programs plus many other changes. Now add to this the computer and the Internet, probably the single biggest changes in our industry’s history.

Yet all of you are managing quite well and many of you are prospering in this time of rapid change. Amazing. Or should I say “Yes - you are adapting, that’s the kind of people you are.” You tackle the changes head on and make them work for you - not against you. This is not always an easy job but one that you do with great determination.

I don’t want this article to sound mushy, I’m not that kind of guy. I just want to say that in case I don’t get another opportunity, I want to tell you that I am extremely proud to be a member of your profession and to be surrounded by peers such as yourself. To belong to a profession that brings so much happiness to so many people is indeed an honor. Thank you.

### **INACTIVE LICENSEES ---**

Keep the board office informed of any change of address.

# UNLICENSED PERSONAL ASSISTANT GUIDELINES

*By Vicky Hammond*

Enclosed with this newsletter is the Boards' new policy/guidelines for 'Unlicensed Assistants'. Several years ago when we first starting seeing assistants in the real estate industry BRR issued a policy/list of what unlicensed assistants could not do. Earlier this year, a task force comprises of board and industry members, looked at revising that list and bring it more current with today's practices and rules. This is not intended to be an inclusive list by any means and we recommend you become familiar with the rules and regulations for specific issues. The task force felt these guidelines, with some examples, would be helpful to the licensees who employ unlicensed assistants. We want you to be aware that this list is not intended to take precedence over any local board, MLS or office policies. I want to thank all of you who took the time to help us with this project.

## In the case of .....

These cases are excerpts from the 1999 ARELLO Legal & Professional Conduct Committee Annual Report. The report is printed in the ARELLO Digest in its entirety and can be obtained by contacting ARELLO Headquarters at P O Box 230159, Montgomery, AL 36123-0159; by phone at 334-260-2902 or by e-mail at [mailbox@ARELLO.org](mailto:mailbox@ARELLO.org)

Tri-Professional Realty, Inc. v Hillenburg, 669 N.E. 2d 1064 (Ind. 1997)

An agent spotted a home with a "for sale by owner" sign. The agent contacted the owner and obtained a listing. The agent then placed her sign on the parcel on which she originally saw the "for sale by owner" sign. It was the wrong property.

A buyer was found. The agent walked the property with the buyer and located the survey markers and later located the lot on a plat map in the agent's office. An offer was made on the property that was accepted by the seller and the sale subsequently closed.

After closing, the buyer began to clear the lot and started building a shed. Two years later, the owners of the lot, who resided out of state, confronted the buyer about her encroachment on their lot.

The buyer filed suit against the brokerage for negligence, negligent formation of contract, breach of contract and for rescission. The real owners intervened against the buyer for trespass.

The trial court ordered the buyer to pay the real owners \$1,000 for trespass and ordered the

brokerage to pay the buyer the cost of the purchase of the lot plus interest, taxes and fees on a negligence theory. Upon payment of that amount, the buyer was to convey title to the lot actually purchased to the brokerage.

The brokerage appealed, arguing, among other things, that a seller's agent owes no duty to a buyer. The trial court was affirmed, not on an agency/breach of duty theory, but for negligent misrepresentation. The appellate court found an agent has a basic duty to correctly identify the property the agent claims authority to sell.

USA v Green Management Corp., 97 CR 110-B (Dist. Ct. Wyo. 1997)

Green Management (GMC) managed apartments that were FHA financed. (FHA is now referred to as Rural Housing Service or RHS) GMC submitted bids to replace carpets in units within the apartment complex. The bids were accepted by the owner and approved by RHS. GMC then subcontracted with third parties for the carpet replacement at a cost lower than its own bid. GMC kept the difference.

Ironically, the owner was very satisfied with GMC's management, asked for lenience for GMC and would have liked to continue using GMC to manage its properties.

GMC pled guilty to one count of submitting false statements to RHS. GMC was fined \$10,000, was ordered to pay \$10,000 in restitution and was prohibited from managing RHS sponsored programs for a period of five years.



## NEW REQUIREMENTS FOR REAL ESTATE LICENSEES

The Board of Realty Regulation has adopted a new breakdown of mandatory and elective education for real estate licensees. Beginning January 1, 2000, all real estate licensees must complete 12 hours of board approved education in order to maintain a real estate license in good standing. Of those 12 hours, four of those must come from the mandatory education topic list and the remaining eight hours may come from either the mandatory or elective topic list.

Make sure the courses you complete now will qualify to fulfill this new requirement.

*Complaint screening committee*

*Continued from page 5*

and standard of practice/care. As always, we will report any actions we take after the investigations have been completed and reviewed.

### Review of the Investigation:

A buy/sell agreement was poorly written by the seller's agent resulting in the seller having difficulty obtaining possession of the earnest money when the transaction did not close. The agency disclosure statement used did not include the proper required language. The committee felt the licensee did not represent the seller's best interest with regard to the poorly written buy/sell, and the agency disclosure was not proper. Therefore the committee felt there was reasonable cause to find the licensee in violation of 37-51-314(6)(a) and (b) which describes the required agency disclosure and 37-1-316(18) which is unprofessional conduct - conduct that does not meet the generally accepted standards of practice. The licensee will be noticed for hearing.

## RECIPROCAL LIST GROWING

Montana has recently added several states to our list that offer reciprocity to Montana licensees. Reciprocity is a written agreement that acknowledges and recognizes the licensing ability of another jurisdiction and allows their licensees to obtain a Montana license without completing the pre-licensing education or examination.

Reciprocal license applicants must make proper application and pay all licensing and renewal fees. They are exempt from the reciprocal continuing education requirements, but must maintain their license in their resident state.

Reciprocity is not intended for anyone but an active licensee from another jurisdiction in good standing in that jurisdiction and residing in that jurisdiction with occasional licensing activity in Montana. It is not intended as a means of getting a Montana license after moving to Montana.

Those jurisdictions with reciprocity with Montana are:

Colorado .....	303-894-2166
Idaho (brokers only) .....	208-334-3285
Iowa .....	515-281-3183
Nebraska .....	402-471-2004
North Dakota .....	701-328-9749
South Dakota .....	605-773-3600
Tennessee .....	615-741-2273
Wyoming .....	307-777-7141

**BROKER OWNERS** – When you leave for any length of time, don't forget to leave written authorization for another broker to act on your behalf in your absence. Only the broker owner or their appointed manager may authorize the transfer of licenses, sign listings and perform those other supervisory duties required by law.

## 2000 BOARD OF REALTY REGULATION CALENDAR AT A GLANCE

### APRIL

4/6-7/00	MEETING OF THE BOARD OF REALTY REGUALTION – HELENA
4/10-11/00	BOARD OF REALTY REGUALTION CARAVAN – SIDNEY
4/15/00	REAL ESTATE LICENSING EXAMINATION - MISSOULA
4/27-29/00	ARELLO COMMITTEE MEETINGS AND BOARD OF DIRECTORS MEETING – WILMINGTON, NC

### MAY

5/10-13/00	PROPERTY MANAGEMENT PRE-LICENSING COURSE & EXAM – HELENA
5/12/00	MEETING OF THE BOARD OF REALTY REGULATION – HELENA
5/20/00	REAL ESTATE LICENSING EXAMINATION - BILLINGS
5/22-23/00	BOARD OF REALTY REGULATION CARAVAN – THOMPSON FALLS
5/25/00	INSTRUCTOR DEVELOPMENT WORKSHOP – HELENA

### JUNE

6/14-16/00	ARELLO WESTERN DISTRICT MEETING – LAS VEGAS, NV
6/17/00	REAL ESTATE LICENSING EXAMINATION - MISSOULA
6/26-27/00	MEETING OF THE BOARD OF REALTY REGUALTION - HELEN

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